

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 17, 2004
(Approved December 15, 2004)

The Planning Commission held their monthly meeting on Wednesday, November 17, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, and Roy Kolb. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments

Mr. Kulp noted a resignation letter was received from Eugene Snyder and a copy of the letter was forwarded to the Township Office.

1. MINUTES

Mr. Kolb moved to approve the minutes of the November 4, 2004 workshop meeting as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

2. FREIGH SUBDIVISION

Benjamin Freigh, Jr. and William Conner of Conner and Smith Engineering, Inc. were present.

Mrs. Megay moved to not recommend waiver from Sections 705.5 and 708.7 of the Subdivision and Land Development Ordinance and maintain previous decision to require the cartway widening and the 2' of widening of the shoulder in lieu of the required 10'. Mr. Woessner seconded the motion. The motion carried unanimously.

3. JAMES DIGIUSEPPE SUBDIVISION

Mr. William Conner of Conner and Smith Engineering, Inc. was present. Mrs. Megay moved to recommend waiver from Sections 702.8 and 705.4 of the Subdivision and Land Development Ordinance to allow the Lacon property to be excluded from the requirement to dedicate the area between the legal right-of-way line and the ultimate right-of-way line along the Kulp Road frontage. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 705.5 of the Subdivision and Land Development Ordinance to allow the Lacon property to be excluded from the requirement to dedicate the area between the legal right-of-way and the ultimate right-of-way line along the Kulp Road frontage, and also to allow no additional shoulder improvements along the Kulp Road frontage per the McMahon recommendation. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Section 705.1.A(4) of the Subdivision and Land Development Ordinance to allow a shoulder width of 8' on the entire north side of

proposed James Road, and a waiver from Section 708.7 of the Subdivision and Land Development Ordinance to allow a shoulder cross slope of ¼" per foot on the entire south side of proposed James Road. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner questioned why waivers from Sections 709 and 710.1 of the Subdivision and Land Development Ordinance were withdrawn and it was decided the waivers should be acted upon. Mrs. Megay moved to recommend waiver from Sections 709 and 710.1 of the Subdivision and Land Development Ordinance to allow no curbing and sidewalks on Kulp Road and to allow sidewalks on only one side of James Road with no curbing on James Road. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 704.1.D of the Subdivision and Land Development Ordinance to allow the required safe sight distance for Lot #5 to be 143' to the left and 150' to the right, and for Lot #6 to be 155' to the right, based on PennDOT minimum safe sight distance requirements. Mr. Woessner seconded the motion. The motion carried unanimously.

There was a review of the DiGiuseppe preliminary plan last revised September 28, 2004. Mr. Conver noted the applicant would comply with all the comments contained in the Township Engineer letter dated November 3, 2004. Mr. Woessner noted Lot #1 should not be further subdivided and Mr. Conver stated a note could be added to the plan saying Lot #1 will not be further subdivided for building purposes.

4. SHANTZ SUBDIVISION

Mr. Robert McKinney of Robert H. McKinney Jr. Associates, Inc. was present.

There was a review of the Shantz sketch plan dated October 8, 2004. It was noted the subdivision is a 3-lot subdivision instead of a 2-lot subdivision due to the separation of Bethel Road. There was brief discussion regarding the required road widening on both sides of Bethel Road for the 959 feet of frontage.

5. IVYWOOD ESTATES

The applicant has withdrawn from the agenda.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner asked Mrs. Megay for clarification of comments regarding the proposed zoning ordinance. Mr. Woessner questioned the changing of the definition of 'lot width' to be at the edge of the cartway rather than the right-of-way. It was noted such definition would not be appropriate for cul-de-sacs. Mr. Woessner noted that un-permitted signs, i.e., 'children at play', etc. should be erected by and at the discretion of the Township. Mr. Woessner noted the subject of altering non-conforming lots has to be addressed in the proposed zoning. Mr. Woessner moved to forward zoning comments (addressing Sections 1202, 1206, 1115 and 1118) provided by the Planning Commission to the Zoning Committee. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner stated the Planning Commission is requesting that the Board of Supervisors provide candidates for the Planning Commission and advertise the open position on the website by way of these minutes.

The next monthly meeting will be held December 15, 2004 at 7:00 p.m.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary